

Notice of Determination**- 1 -****To:**

Office of Planning and Research
 For U.S. Mail:
 P.O. Box 3044
 Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street
 Sacramento, CA 95814

From:

California Department of Fish and Wildlife (CDFW)
 Central Region 4
 1234 East Shaw Avenue
 Fresno, CA 93710
 Contact: Craig Bailey (559-999-7349)

Lead Agency
 San Benito County
 2301 Technology Parkway, 1st Floor
 Hollister, CA 95023
 Byron Turner, (831) 637-5313

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code § 21108

State Clearinghouse Number: 2013101006

Project Title: San Juan Oaks Specific Plan (California Endangered Species Act Incidental Take Permit No. 2081-2016-036-04 (ITP))

Project Location: The Project is located at 3825 Union Road, about 3 miles southwest of the City of Hollister and approximately 1 mile south of the intersection of Highway 156 and Union Road.

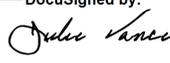
Project Description: The Project involves the development of an active adult community of 1,017 single-family homes and a 17,500 square foot (sf.) to 25,000 sf. Amenity Center on the west side of the Project site. Development on the east side of the Project site includes 67 conventional single-family residential units, a 200-room resort hotel, a 65,000 sf. neighborhood commercial center, and an approximately 4-acre assisted living/skilled nursing/memory care facility with up to 100 beds. The Project would include the creation of a 45.3-acre on-site agricultural preserve and a 153.5-acre off-site agricultural preserve, and an approximately 25-acre open space park on the easterly hills of the property, above the commercial area adjacent to the existing golf course.

The Project will result in permanent impacts to 383 acres of California tiger salamander (*Ambystoma californiense*) habitat. The Project is expected to result in incidental take of California tiger salamander, which is designated as a threatened species under the California Endangered Species Act. The ITP referenced above as reissued by CDFW to a new Permittee, and incorporating Amendment 1, authorizes project-related incidental take of California tiger salamander subject to various conditions of approval that will, among other things, minimize and fully mitigate all the impacts of the authorized taking.

This is to advise that CDFW, acting as [the lead agency / a responsible agency] approved the above-described project on 10/18/2022 and made the following determinations regarding the above-described project:

1. The project [will / will not] have a significant effect on the environment (This determination is limited to effects within CDFW's permitting jurisdiction as a responsible agency).
2. [An environmental impact report / A negative declaration] was prepared by the lead agency for the original project.
3. Additional mitigation measures [were / were not] made a condition of CDFW's approval of the project.
4. A mitigation reporting or monitoring plan [was / was not] adopted by CDFW for this project.
5. A Statement of Overriding Considerations [was / was not] adopted by CDFW for this project.
6. Findings [were / were not] made by CDFW pursuant to Public Resources Code § 21081(a).
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
 - Payment is submitted with this notice.
 - A copy of a receipt showing prior payment was submitted to CDFW.

Responsible Agency statement: The EIR prepared by the lead agency for the Project is available to the general public at the office location listed above for the lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

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Signature: _____

Date: 10/18/2022

Julie A. Vance, Regional Manager

Date Received for filing at OPR: _____